

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		RIDGE ST, ARLINGTON

## OWNERSHIP

Owner 1:	LARSON MARY JO			
Owner 2:				
Owner 3:				
Street 1:	44 RIDGE STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 7,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 2210 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7700		Sq. Ft.	Site		0	70.	0.85	12									455,703						455,700	

Total AC/HA:	0.17677	Total SF/SM:	7700	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	455,703	Spl Credit	Total:	455,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7700.000	271,000		455,700	726,700
Total Card	0.177	271,000		455,700	726,700
Total Parcel	0.177	271,000		455,700	726,700
Source: Market Adj Cost	Total Value per SQ unit /Card:			328.90	/Parcel: 328.9

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,000	0	7,700.	455,700	726,700	726,700	Year End Roll	12/18/2019
2019	101	FV	224,600	0	7,700.	423,100	647,700	647,700	Year End Roll	1/3/2019
2018	101	FV	224,600	0	7,700.	423,100	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	224,600	0	7,700.	371,100	595,700	595,700	Year End Roll	1/3/2017
2016	101	FV	224,600	0	7,700.	338,500	563,100	563,100	Year End	1/4/2016
2015	101	FV	210,600	0	7,700.	299,500	510,100	510,100	Year End Roll	12/11/2014
2014	101	FV	210,600	0	7,700.	283,200	493,800	493,800	Year End Roll	12/16/2013
2013	101	FV	210,600	0	7,700.	269,500	480,100	480,100		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS


[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	189	PATRIOT
10/28/2005	Permit Visit	BR	B Rossignol
4/3/2000	Measured	263	PATRIOT
5/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

PRINT	
Date	Time
12/10/20	21:47:09
LAST REV	
Date	Time
01/23/19	15:00:2
apro	
7109	



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	55317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



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